

\$4,450,000 - 70 Bullard Road, Santa Rosa Beach

MLS® #982756

\$4,450,000

7 Bedroom, 9.00 Bathroom, 5,553 sqft

Detached Single Family on 0.22 Acres

BEACH HIGHLAND, Santa Rosa Beach, FL

Priced to Sell! Projected gross income of \$370,000. Currently rented a portion of the year.

Introducing a rare opportunity for discerning investors seeking a stunning estate that embodies coastal opulence and proven rental income potential.

This tri-level estate boasts mesmerizing 180° gulf views from the second and third floors, and roof top deck!

Positioned just two minutes from Beach Highlands neighborhood deeded beach entrances with 1,000 feet of beachfront.

This incredible residence features seven bedrooms and seven and two half bathrooms, including a detached carriage house above the garage. Indulge in resort-style living with a state-of-the-art kitchen, complete with a wet bar, wine storage, and two high performance kitchen.

Ascend to the rooftop sundeck and revel in panoramic views of the glistening Gulf waters. A private elevator, and an expansive outdoor oasis with pool side linear fire place, spa, recessed sun loungers in pool platform; outdoor designed for entertainment and relaxation. Unwind in style at the swim-up bar, savor outdoor meals from the gourmet outdoor kitchen, and bask in the sun on sleek poolside



chaise lounges.

Entertaining is made easy with a Sub Zero 48" refrigerator, Wolf SS 48" dual fuel gas range, custom vent hood, convenient pot filler and coffee station. The opulent kitchen island with its waterfall marble countertop provides added seating. Step from this area through gorgeous Euro doors into a large, covered lanai bringing the outdoors in with a lovely transitional area with a resort style pool, incorporated hot tub and waterfall feature that flows into the shallow area with sunbathing ledge.

It's an easy stroll through the pool or swim up to the submerged bar seats that adjoin the bar and sunken outdoor kitchen. The stunning outdoor kitchen comes with a BBQ grill and Big Green Egg, soda cooler, ice maker and sink. After an evening swim, gather by the lovely, modern fire pit. Finally, retreat for relaxation in the primary king suite featuring french doors that open to the lanai and a sumptuous ensuite with a double spa shower and soaking tub.

This floor also hosts an additional queen bedroom. Serene colors, calming textures, shiplap accents, designer lighting, and natural wood elements continue throughout the home. The second-floor wraps guests in luxury with three king bedrooms; each featuring its own private ensuite baths. One bedroom includes a small workout room with Peloton. The third and final level of the main house features a capacious family Room with a queen sleeper, covered porch access, and crisp white Bunk Room featuring two twin over twin Bunks with a shared bath/shower combination. The third level offers a private office suite with full kitchen and bath that could be converted to a seventh bedroom. Whole house GENERAC generator.

Currently on Echelon's rental management program with a proven track record of income and room for more. All furnishings to convey.

Built in 2022

Essential Information

MLS® #	982756
Sold Price	\$4,450,000
List Price	\$4,600,000
Bedrooms	7
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	5,553
Acres	0.22
Year Built	2022
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Beach House
Status	Sold

Community Information

Address	70 Bullard Road
Area	17 - 30A West
Subdivision	BEACH HIGHLAND
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Amenities	Beach, Deed Access, Pets Allowed, Short Term Rental - Allowed
Utilities	Electric, Gas - Natural, Public Sewer, Public Water, TV Cable
Parking	Garage Door Opener, Garage
# of Garages	1
View	Gulf
Has Pool	Yes

Pool	Heated, In Ground
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Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Crown Molding, Vaulted Ceiling(s), Fireplace, Kitchen Island, Recessed Lighting, Lock Out, Owner's Closet, Pantry, Split Bedroom, Washer/Dryer Hookup, Wet Bar, Elevator
Appliances	Dishwasher, Dryer, Microwave, Double Oven, Range Hood, Refrigerator, Washer, Tankless Water Heater
Heating	Heat High Efficiency, Gas - Natural
Cooling	Ceiling Fan(s)
Fireplace	Yes
Fireplaces	EPA Qualified Fireplace, Fireplace Gas
# of Stories	3

Exterior

Exterior Features	Outdoor Grill, Balcony, Hot Tub, Lawn Pump, Pavillion/Gazebo, Outdoor Shower, Sprinkler System, Separate Living Area, Outdoor Kitchen, Rain Gutters
Lot Description	Survey Available, Within 1/2 Mile to Water
Windows	Window Treatments
Roof	Metal
Construction	Frame, Siding CmntFbrHrdBrd

School Information

Elementary	Van R Butler
Middle	Emerald Coast
High	South Walton

Additional Information

Days on Website	400
Zoning	Resid Single Family

Listing Details

Listing Office	Compass
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